

## FOR SALE - HOUSE

Korenbloemstraat 28, 2360 Oud-Turnhout

On request

Ref. 4016 AK



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Number of bedrooms: 3  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 164m<sup>2</sup>  
Surf. Plot: 301m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 398kwh/m<sup>2</sup>/j

## DESCRIPTION

Semi-detached house with garage, potential for extension and garden

This charming semi-detached house with garage is conveniently situated near the centre of Oud-Turnhout, with shops, schools and public transport within walking distance. Here, you can enjoy a central location without compromising on peace and quiet or living comfort.

The property features a spacious entrance hall, a light-filled living area with large windows and a fully fitted kitchen. From the kitchen, there is access to the basement and an extra-spacious storage room with a toilet and direct access to the garden.

Outside, you will find a paved terrace and a low-maintenance garden.

Upstairs, there are 3 bedrooms and a bathroom with a walk-in shower, toilet, washbasin and storage space.

In addition, there is a spacious attic, accessible via a pull-down ladder, with the option of installing a fixed staircase. This offers interesting potential for extension. This property is currently rented out.

Finally, the property features a long driveway, a garage and there is ample parking in the street.

Highlights of this property

Spacious attic with potential for extension

Kitchen fully renovated in 2020

Bathroom fully renovated in 2020

Attic insulated

New central heating boiler

An ideal family home in an excellent location in Oud-Turnhout.

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 808,00

Liberal profession possible: No

## BUILDING

Habitable surface: 164,00 m<sup>2</sup>

Fronts: 3

Construction year: 1969

Renovation: 2020

State: Good state

Number of floors: 2

Front width: 9,00 m

Type roof: Saddle roof

Orientation rear: South-east

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: No

Beach nearby: No

## TERRAIN

Ground area: 301,00 m<sup>2</sup>

Width at the street: 5,00 m

Garden: Yes

Orientation terrace 1: South-east

## LAYOUT

Kitchen: Yes, US hyper equipped

Orientation facade: North-west

## COMFORT

Furnished: No

Handicap friendly: No

Concierge: No

Alarm: No

Elevator: No

Blinds: No

Security door: No

Air conditioning: No

Pool: No

## SECURITY

Access control: No

## ENERGY

EPC score: 398

EPC code: 20211206-0002504924-RES-1

EPC class: D

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, not conform

Heating type: Gas

Heating: Individual

Water tank: No

Bureau: No

Veranda: No

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Laundry: Yes

Cellar: Yes

Ventilated space: No

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Phone syst.: No

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## PARKING

Garage: 1

Carport: No

Parkings outside: 2